

MINUTE ITEM

This Calendar Item No. C4
was approved as Minute Item
No. 4 by the State Lands
Commission by a vote of 3
to 0 at its 3/22/84
meeting.

CALENDAR ITEM

C 0 4

3/22/84
WP 6456
Louie

AMENDMENT OF GENERAL PERMIT -
RECREATIONAL USE

APPLICANT: Intersarsity Christian Fellowship
of the U.S.A
Campus by the Sea
P. O. Box 466
Avalon, California 90704

AREA, TYPE LAND AND LOCATION:
A 4.017-acre parcel of tide and submerged
land at Gallagher's Beach, Santa Catalina
Island, Los Angeles County.

LAND USE: Recreational facilities used for activities
in conjunction with upland camp programs.

TERMS OF ORIGINAL PERMIT:
Initial period: Nine years from January 1,
1982.

Public liability insurance: Combined single
limit coverage of \$3,000,000.

CONSIDERATION: \$50 per annum, plus the public benefit,
with the State reserving the right to fix
a different rental on each fifth anniversary
of the permit.

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CALENDAR ITEM NO. C 0 4 (CONTD)

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

TERMS OF PROPOSED AMENDMENT:

Authorizes one 8'x200' wood pile pier and appurtenant float.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

Filing fee and processing fee have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parrs 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 06-08-84.

OTHER PERTINENT INFORMATION:

1. The Intervarsity Christian Fellowship of the U.S.A. currently has a lease with the State (Lease PRC 6456.1) for recreational facilities at Gallagher's Beach, Santa Catalina Island. The Lessee proposes the replacement of its existing landing system (consisting of a float and shuttle-boat pulley system) with a 8'x200' wood pile pier and landing float. The effective date of the proposed amendment is March 1, 1984.
2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15025), the staff has prepared a Proposed Negative Declaration identified as EIR ND 356, State Clearing-house No. 83120706. The Proposed Negative Declaration was prepared and circulated for public review pursuant to the provisions of the CEQA.

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Based upon the Initial Study, the Proposed Negative Declaration, and the comments received in response thereto, there is no substantial evidence that the project will have a significant effect on the environment. (14 Cal. Adm. Code 15074(b)).

3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

California Coastal Commission.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers,
County of Los Angeles Building Department.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. EIR ND 356.

IT IS RECOMMENDED THAT THE COMMISSION:

1. CERTIFY THAT A NEGATIVE DECLARATION, EIR ND 356, STATE CLEARINGHOUSE NO. 83120706, WAS PREPARED FOR THIS PROJECT PURSUANT TO THE PROVISIONS OF THE CEQA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

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4. AUTHORIZE ISSUANCE TO INTERVARSITY CHRISTIAN FELLOWSHIP OF THE U.S.A./CAMPUS BY THE SEA OF AN AMENDMENT TO LEASE PRC 6456.1 EFFECTIVE MARCH 1, 1984, AUTHORIZING THE CONSTRUCTION AND MAINTENANCE OF A 8'x200' WOOD PILE PIER AND APPURTENANT LANDING FLOAT ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"
LAND DESCRIPTION

WP 6456

A parcel of tide and submerged land at Gallagher Beach on the northwesterly shore of Santa Catalina Island, Los Angeles County, California, described as follows:

BEGINNING at a point near the southeast end of said Gallagher Beach having California Coordinate System Zone 7 coordinates of X = 4,182,630 and Y = 3,883,090; thence the following four courses:

1. N 31° E 350 feet;
2. N 59° W 700 feet;
3. S 31° W 350 feet;
4. S 59° E 700 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

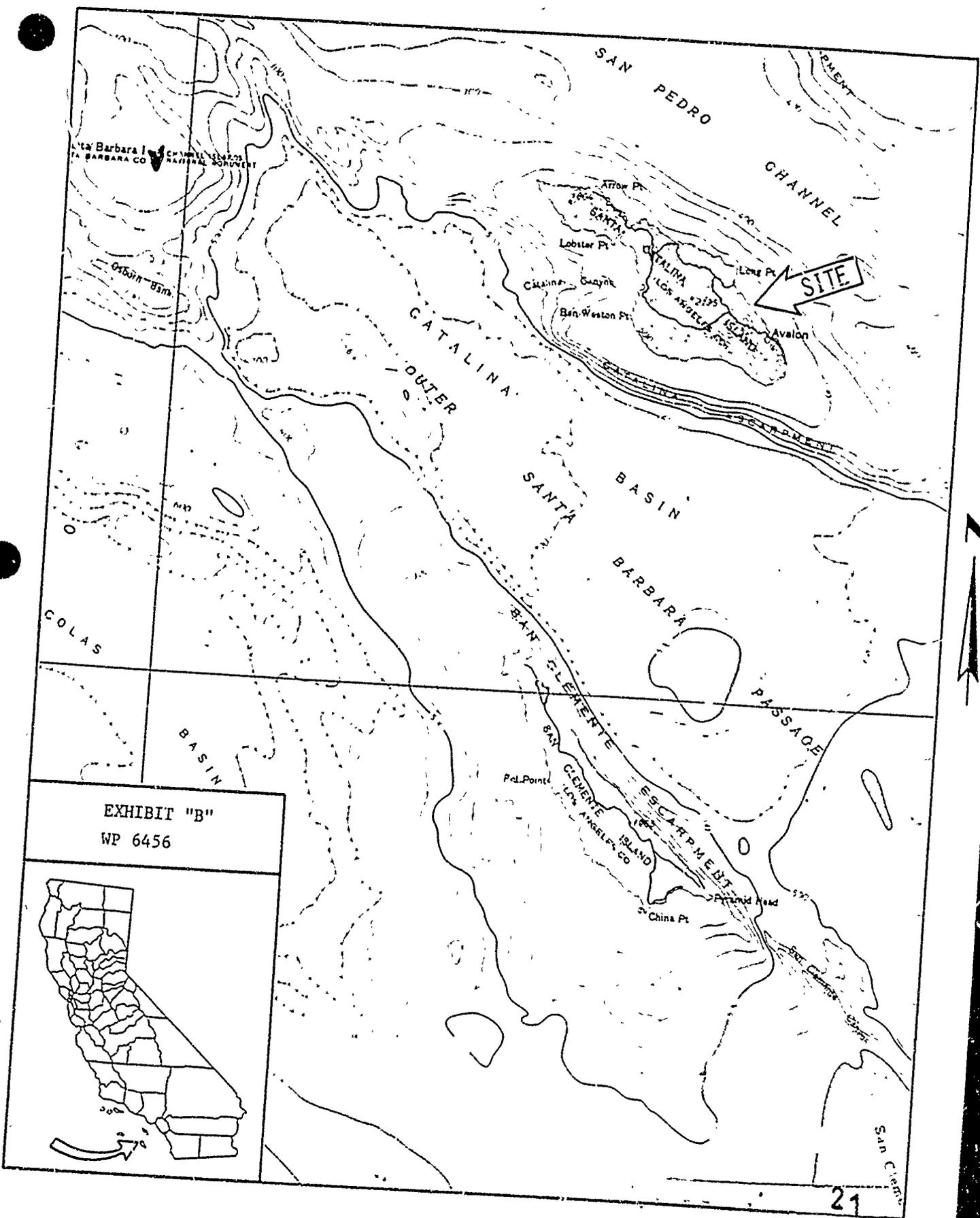
This description is based on the California Coordinate System, Zone 7.

END OF DESCRIPTION

PREPARED FEB. 24, 1983 BY BOUNDARY AND TITLE UNIT, LEROY WEED, SUPERVISOR.

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SITE

EXHIBIT "B"
WP 6456



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PROPOSED NEGATIVE DECLARATION

EIR ND 356

File Ref.: WP 6456

SCH#: 83120706

Project Title: Campus By The Sea Dock

Project Proponent: Campus By The Sea Inter-Varsity Christian Fellowship

Project Location: Gallegher's Canyon, 2½ miles west of Avalon, Catalina Island,
Los Angeles CountyProject Description: Construction of 8' x 200' wood pile pier and 24' x 48' float
at the end of the pier. Site of proposed pier is presently
used for applicant's landing system, consisting of a float
and shuttle-boat pully operation.

Contact Person: Ted T. Fukushima

Telephone: (916)322-7813

This document is prepared pursuant to the requirements of the California Environmental Quality Act (Section 21000 et seq., Public Resources Code), the State CEQA Guidelines (Section 15000 et seq., Title 14, California Administrative Code), and the State Lands Commission regulations (Section 2901 et seq., Title 2, California Administrative Code).

Based upon the attached Initial Study, it has been found that:

the project will not have a significant effect on the environment.

mitigation measures included in the project will avoid potentially significant effects.

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ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST - PART II

Form 13.20 (7/62)

File Ref.: WP 6456

I. BACKGROUND INFORMATION

A. Applicant: Campus by the Sea
Inter-Varsity Christian Fellowship
Post Office Box 466
Avalon, California 90704

B. Checklist Date: 12 / 9 / 83

C. Contact Person: Dan Cohen
Telephone: (916) 322-7805

D. Purpose: Increased and more convenient use of facility

E. Location: Gallegher's Canyon, 2 1/2 miles west of Avalon, Catalina Island,
Los Angeles County

F. Description: Construction of 8' x 200' wood pile pier and 24' x 48' float
at end of pier. Pile driver and materials to be barged to
site. Construction time: approximately 4-6 weeks. Site of

G. Persons Contacted: proposed pier is presently used for applicant's landing
system, consisting of a float and shuttle-boat bully
operation. Pier would provide more convenient access
and increased year-round use of facility.

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers)

- A. Earth. Will the proposal result in:
1. Unstable earth conditions or changes in geologic substructures?
2. Disruptions, displacements, compaction, or overcovering of the soil?
3. Change in topography or ground surface relief features?
4. The destruction, covering, or modification of any unique geologic or physical features?
5. Any increase in wind or water erosion of soils, either on or off the site?
6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?
7. Exposure of all people or property to geologic hazards such as earthquakes, landslides, or similar hazards?

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B. *Air*. Will the proposal result in:

Yes Maybe No

- 1. Substantial air emissions or deterioration of ambient air quality?
- 2. The creation of objectionable odors?
- 3. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

C. *Water*. Will the proposal result in:

- 1. Changes in the currents, or the course or direction of water movements, in either marine or fresh waters?
- 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?
- 3. Alterations to the course or flow of flood waters?
- 4. Change in the amount of surface water in any water body?
- 5. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?
- 6. Alteration of the direction or rate of flow of ground waters?
- 7. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?
- 8. Substantial reduction in the amount of water otherwise available for public water supplies?
- 9. Exposure of people or property to water-related hazards such as flooding or tidal waves?
- 10. Significant changes in the temperature, flow or chemical content of surface thermal springs?

D. *Plant Life*. Will the proposal result in:

- 1. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?
- 2. Reduction of the numbers of any unique, rare or endangered species of plants?
- 3. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?
- 4. Reduction in acreage of any agricultural crop?

E. *Animal Life*. Will the proposal result in:

- 1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?
- 2. Reduction of the numbers of any unique, rare or endangered species of animals?
- 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
- 4. Deterioration to existing fish or wildlife habitat?

F. *Noise*. Will the proposal result in:

- 1. Increase in existing noise levels?
- 2. Exposure of people to severe noise levels?

G. *Light and Glare*. Will the proposal result in:

- 1. The production of new light or glare?

H. *Land Use*. Will the proposal result in:

- 1. A substantial alteration of the present or planned land use of an area?

I. *Natural Resources*. Will the proposal result in:

- 1. Increase in the rate of use of any natural resources?
- 2. Substantial depletion of any nonrenewable resources?

- J. *Risk of Upset.* Does the proposal result in:
- | | Yes | Maybe | No |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Possible interference with emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- K. *Population.* Will the proposal result in:
- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. The alteration, distribution, density, or growth rate of the human population of the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|
- L. *Housing.* Will the proposal result in:
- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Affecting existing housing, or create a demand for additional housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|
- M. *Transportation/Circulation.* Will the proposal result in:
- | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. Generation of substantial additional vehicular movement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Affecting existing parking facilities, or create a demand for new parking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Substantial impact upon existing transportation systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Alterations to present patterns of circulation or movement of people and/or goods? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Alterations to waterborne, rail, or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- N. *Public Services.* Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:
- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Parks and other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- O. *Energy.* Will the proposal result in:
- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Use of substantial amounts of fuel or energy? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Substantial increase in demand upon existing sources of energy, or require the development of new sources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- P. *Utilities.* Will the proposal result in a need for new systems, or substantial alterations to the following utilities:
- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Power or natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Communication systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Sewer or septic tanks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Solid waste and disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- Q. *Human Health.* Will the proposal result in:
- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Creation of any health hazard or potential health hazard (excluding mental health)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Exposure of people to potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- R. *Aesthetics.* Will the proposal result in:
- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|
- S. *Recreation.* Will the proposal result in:
- | | | | |
|---|-------------------------------------|--------------------------|--------------------------|
| 1. An impact upon the quality or quantity of existing recreational opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|

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Yes Maybe No

T. Cultural Resources.

- 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?
- 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?

U. Mandatory Findings of Significance.

- 1. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 2. Does the project have the potential to achieve short term, to the disadvantage of long term, environmental goals?
- 3. Does the project have impacts which are individually limited, but cumulatively considerable?
- 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (See Comments Attached)

- C.5./E.1. Construction activity will cause minor, temporary disturbance of water quality and lower marine organisms.
- F.1. Noise during construction will be restricted to daylight hours and will be held to reasonable standards.
- M.1. As the proposed pier will provide easier access, a minimal increase in boat traffic may result. Such increase is not anticipated to be significant.
- R.1. The project involves construction of a 200-foot long pier in a scenic cove. The question of aesthetic impact is subjective and dependent upon individual perception.
- S.1. The proposed project will provide increased recreational opportunities (swimming, diving, boating, etc.) to those associated with the upland facility.

IV. PRELIMINARY DETERMINATION

On the basis of this initial evaluation, *DETERMINATION TO BE MADE AT END OF REVIEW.

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: 12 / 9 / 83

Dan Cohen
DAN COHEN

For the State Lands Commission

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